

**ROCKY HILL PLANNING BOARD**  
**Minutes of the February 10, 2009 Meeting**

Present: M. Blasch, T. Bremner, C. Cann, T. Corlis, L. Goldman, D. Kluchinski, C. Pihokken, G. White, E. Zimmerman

Absent: R. Ayrey, R. Whitlock

Also present: V. Kimson and K. Philip

**Statement of Adequate Notice**

Pursuant to the Sunshine Law, a notice of this meeting's date, time, place and agenda was mailed to the news media, posted on the Municipal bulletin board and filed with the Municipal Clerk. The meeting was called to order at 7:30 p.m.

**Reorganization**

The following individuals were sworn in: Mark Blasch and Charles Pihokken.

**Chairperson's Comments:** Chairman Pihokken thanked everyone for his reelection as Chairman for 2009. He advised that this year he did not have any specific recommendations but he asked for suggestions on how the board could recognize homeowners who have done projects to improve their property. This recognition would thank them for their efforts. E. Zimmerman recommended some improvements be nominated for County awards.

Chairman Pihokken advised that he would like to recommend nominations for the Historic Subcommittee. He stated that there are properties in the historic district that require review when improvements are proposed but all improvements do not require full Planning Board review, the subcommittee would review those proposals. The municipal land use law (MLUL) recommends an architect or historic preservationist for the subcommittee. Two individuals he recommends are M. Blasch - architect and G. White - builder., in addition to Mr. Pihokken.

**Reorganization (continued)**

a) Appointment of Subcommittee Members

Motion was made by E. Zimmerman and C. Cann seconded the motion to appoint M. Blasch, G. White and C. Pihokken as the 2009 historic subcommittee members. T. Bremner asked to be an alternate member. The vote was 9-0 in favor. Motion carried.

**Open Public Comment Period:** The meeting was then opened to the public. Being that there was no one who wished to address the board, the open public portion of the meeting was closed.

**Approval of Minutes**

a) January 13, 2009 – Motion made by L. Goldman and C. Cann seconded the motion to approve the minutes of January 13, 2009 as amended. The vote was 6-0 in favor from those eligible to vote. Motion carried.

**APPLICATION:**

- a) Rocky Hill Inn (carried to March 10, 2009)  
Historic Preservation Plan with variances  
Washington Street; Block 7, Lot 15

V. Kimson advised that she was contacted by the applicant; they requested this matter be carried to the March 10th meeting since the owner is out of town. At the request of the owner, the application will be carried to our next meeting date and no further notice is required.

**RESOLUTION OF MEMORIALIZATION:**

- a) Authorizing Contracts for Professional Services:
  - 1) Professional Engineer
  - 2) Professional Planner
  - 3) Planning Board Attorney

T. Bremner stated that he reviewed the professional contracts today. T. Bremner and G. White asked if we can request a brief explanation of the travel expense. Board members felt that it would be reasonable to request how they charge for travel.

The resolution for the professional service contracts is postponed to the next meeting.

**DISCUSSION**

- a) Village Center Historic Preservation District  
Design Guidelines - design detail development

C. Pihokken stated that in December the Board discussed the preparation of design guidelines. He recommended that the historic subcommittee meet with Mr. Calafati and come up with an action plan for getting the design guidelines prepared.

**OTHER BUSINESS**

The Board discussed enforcement of Board approvals. The construction official has oversight over the construction. Enforcement is through the Borough zoning officer, who is an employee of the Borough; the Planning Board does not have enforcement authority. Board members expressed their concern that applicants should be made to confirm actual construction to the plans which were approved by the Planning Board.

**NEW BUSINESS**

E. Zimmerman stated that discussion is needed on how we handle a situation where a property owner does improvements to their property without board approval. In addition, when changes are made to the approved plans, how strict must the applicant adhere to the recommendations of the Planning Board. V. Kimson recommended that the applicant present any changes to the Planning Board. L. Goldman suggested a provision be added to the ordinance and also within the historic preservation application form that all changes to a property within the historic district must be presented to the subcommittee for approval. If full board review is required, this would be determined at the subcommittee meeting.

G. White stated that the wording to the ordinance pertaining to structure height should be amended to read that the height should be measured at the average grade of the property and adjacent properties. V. Kimson stated that the Planning Board can recommend this amendment to Borough Council in a formal motion.

Motion was made by C. Cann and M. Blasch seconded the motion to adjourn the meeting at 8:30 pm. The vote was 9-0 in favor. Motion carried.

The next meeting is scheduled for Tuesday, March 10, 2009.

Respectfully submitted,

Kerry A. Philip  
Secretary